

# DRB 21-0774 – 1415 Marseille Dr (Lot 11)

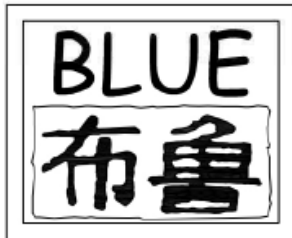
May 3, 2022 Design Review Board Meeting



VINCENT FILIGENZI DESIGN  
LANDSCAPE ARCHITECTURE | PLANNING | IMPLEMENTATION

LANDSCAPE ARCHITECT  
FL RLA LIC #6667191

900 BISCAYNE BLVD  
MIAMI, FL. 33132  
P: 786.346.8909  
www.VincentFiligenzi.com



RUSSELL BLUE, ARCHITECT

ARCHITECTURE & DESIGN

7786 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434

SOUTHAMPTON  
631-726-0019

SOUTH FLORIDA  
561-862-3391

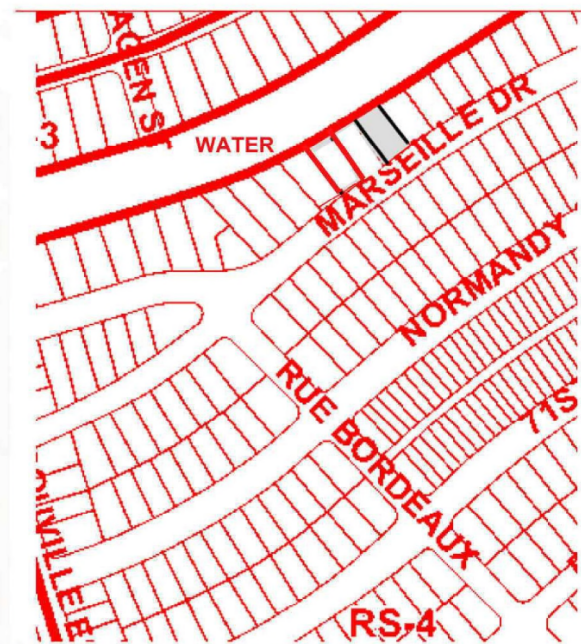
NEW YORK CITY  
212-725-3638

FAX: 631-818-5022  
EMAIL: blueprintsNY.FL@gmail.com





**SURROUNDING PROPERTIES**



FINAL SUBMITTAL - 4-26-2021

**FOLIO - 02-3210-010-0050**

**DRB21-0774**

**MARCH 7, 2022 FINAL SUBMITTAL**

**1/2 MILE RADIUS AERIAL VIEW**

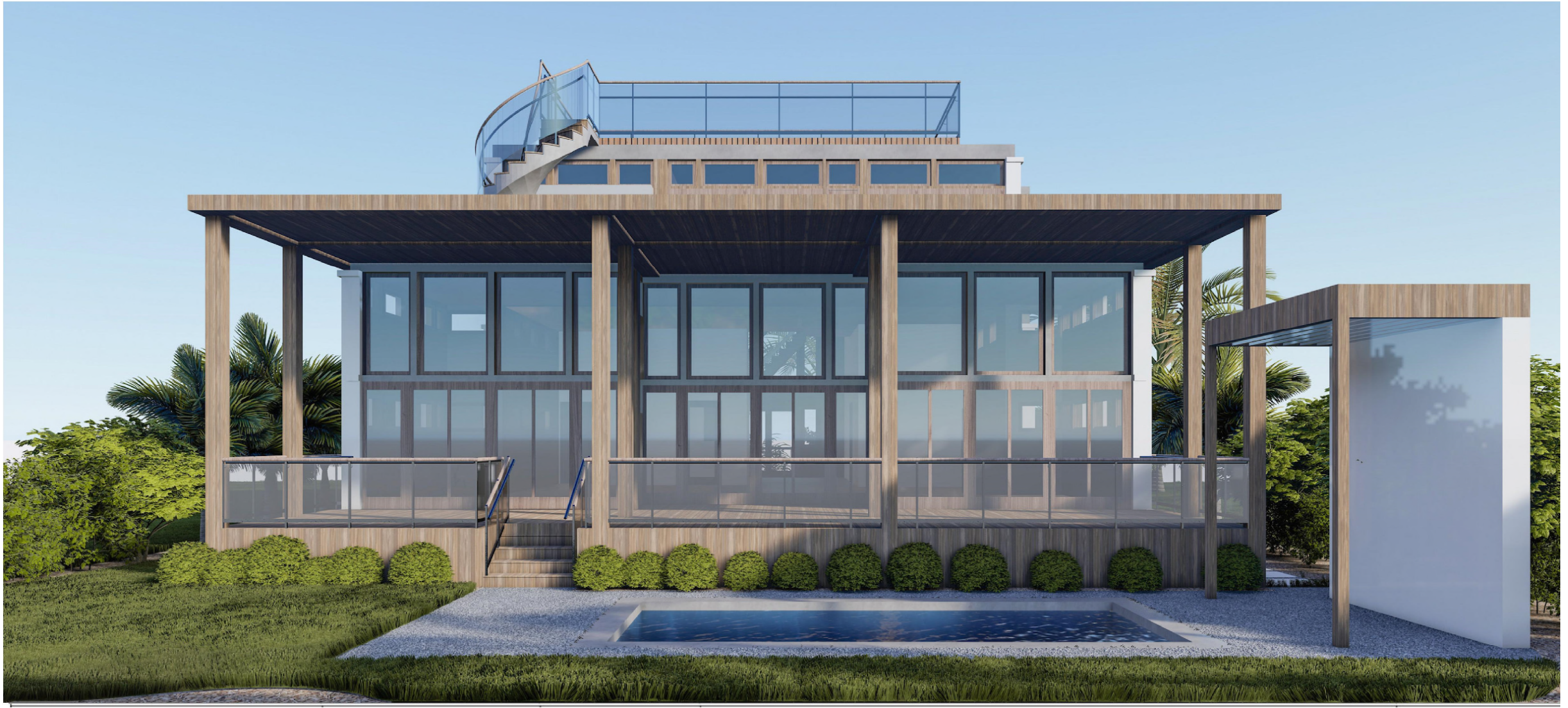




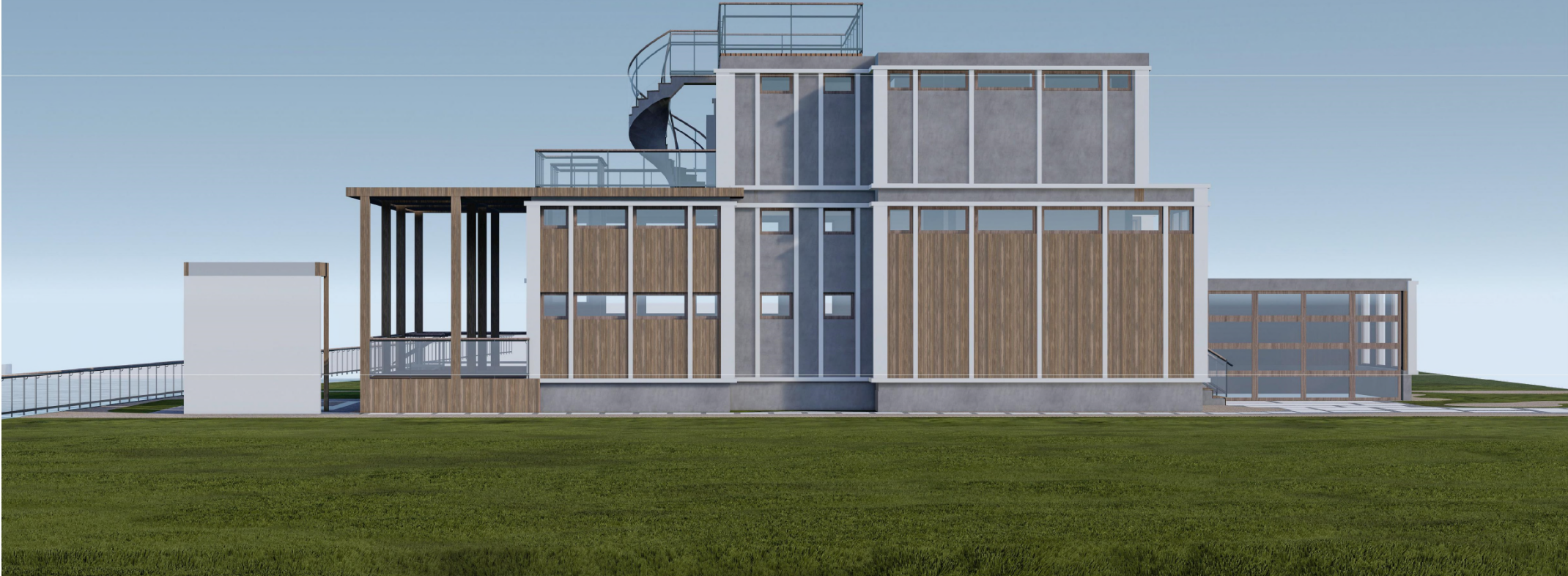






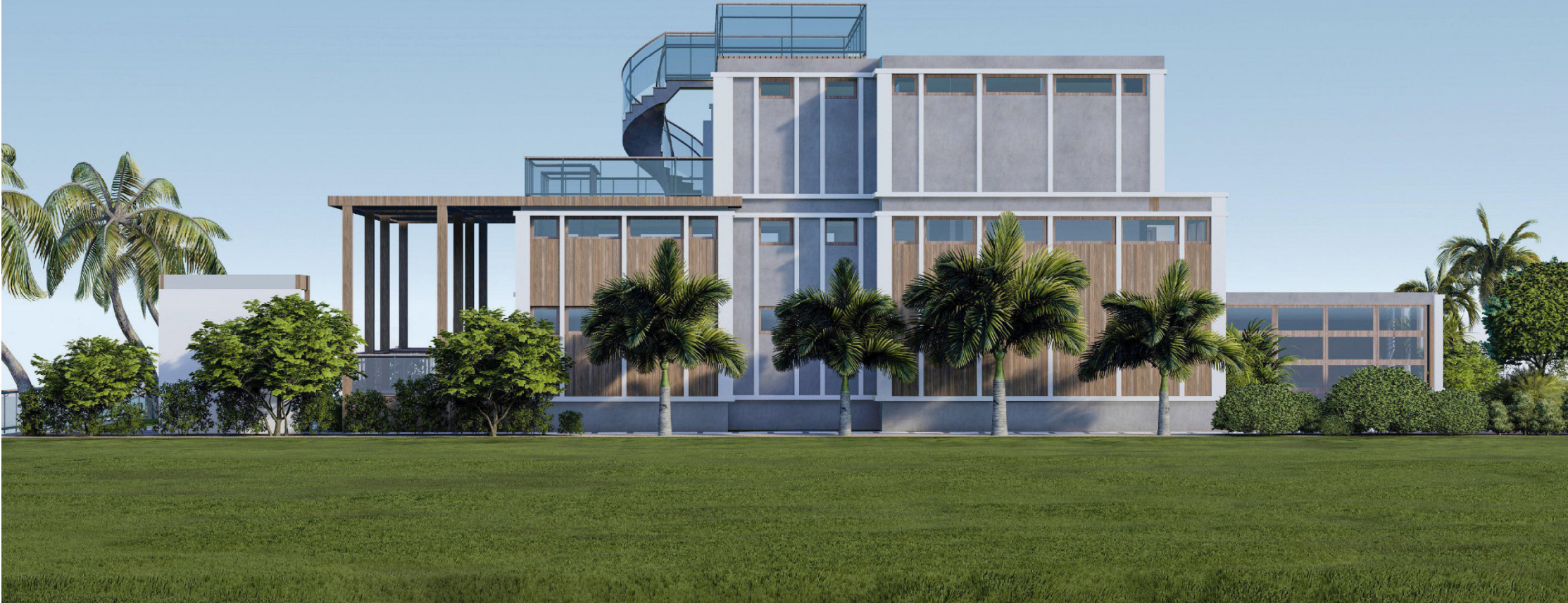






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|-------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| <div>PROJECT INFO:</div> <div>1415 MARSEILLE DRIVE -<br/>LOT 11<br/>NEW SINGLE FAMILY RESIDENCE</div> | <div>DRAWING TITLE:</div> <div>SIDE (NORTH)<br/>RENDERING</div>                                                                                            | <div>SEAL &amp; SIGNATURE</div> | <div><div>BLUE<br/>布鲁</div></div> | <div>RUSSELL BLUE, ARCHITECT</div> <div>ARCHITECTURE &amp; DESIGN</div> <div>7786 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434</div> <div><div>SOUTHAMPTON<br/>631-726-0019</div><div>SOUTH FLORIDA<br/>561-862-3391</div><div>NEW YORK CITY<br/>212-725-3638</div></div> <div><div>FAX: 631-918-5022</div><div>EMAIL: blueprintsNY.FL@gmail.com</div></div> | <div>R - 11</div>           |
| <div>CLIENT INFO:</div> <div>MARIA CAIOLA<br/>1415 MARSEILLE DRIVE<br/>MIAMI BEACH, FL</div>          | <div>DATE:</div> <div>04.11.2021</div> <div>SCALE:</div> <div>AS NOTED</div> <div>DRAWN BY:</div> <div>D.K.G.</div> <div>CHECKED BY:</div> <div>R.B.</div> | <div>RUSSELL W. BLUE R.A.</div> |                                   |                                                                                                                                                                                                                                                                                                                                                                 | <div>DWG NO. 31 OF 39</div> |





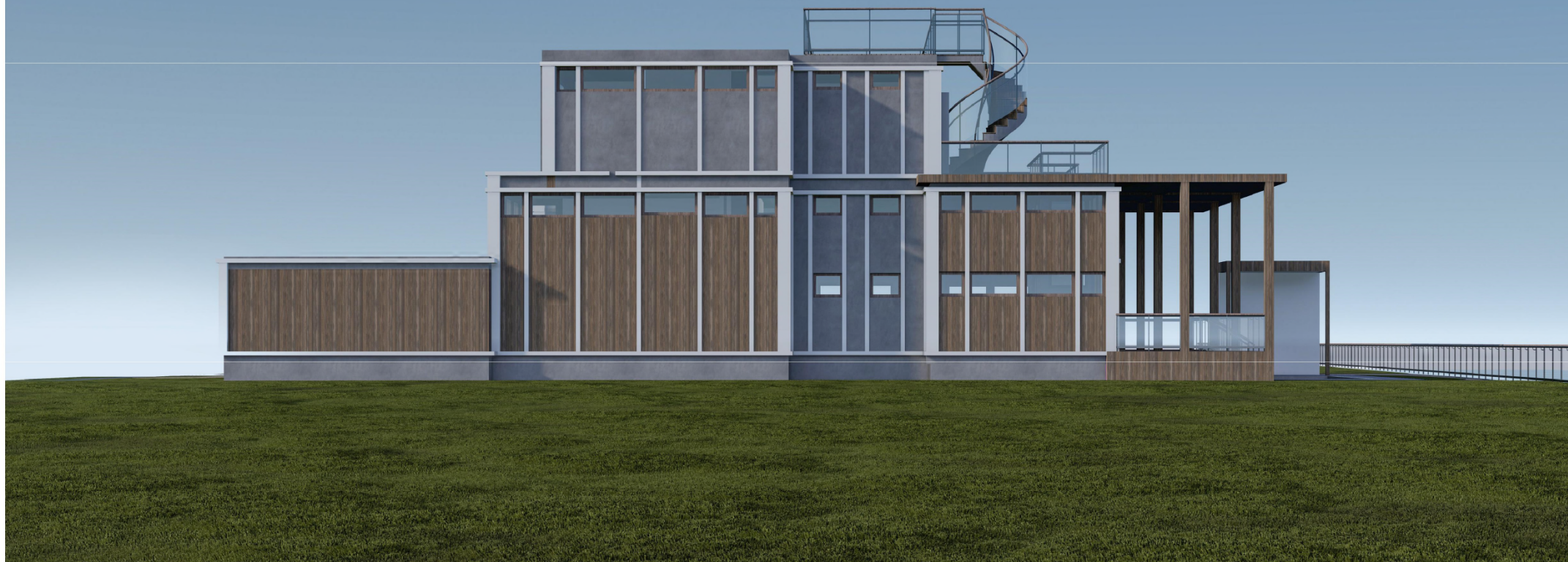
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|-----------------------------------------------------------------------------------------|----------------------------------------------------|-----------------------------|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| <b>PROJECT INFO:</b><br>1415 MARSEILLE DRIVE -<br>LOT 11<br>NEW SINGLE FAMILY RESIDENCE | <b>DRAWING TITLE:</b><br>SIDE (NORTH) DAY          | <b>SEAL &amp; SIGNATURE</b> | <div><div>BLUE</div><div>布鲁</div></div> | <div><div>RUSSELL BLUE, ARCHITECT</div><div>ARCHITECTURE &amp; DESIGN</div><div>7786 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434</div><div><div>SOUTHAMPTON</div><div>631-726-0019</div><div>SOUTH FLORIDA</div><div>561-862-3391</div><div>NEW YORK CITY</div><div>212-725-3638</div></div><div><div>FAX: 631-918-5022</div><div>EMAIL: blueprintsNY.FL@gmail.com</div></div></div> | <div><div>RL - 03</div><div>DWG NO. 23 OF 39</div></div> |
| <b>CLIENT INFO:</b><br>MARIA CAIOLA<br>1415 MARSEILLE DRIVE<br>MIAMI BEACH, FL          | <b>DATE:</b> 04.11.2021                            |                             |                                         |                                                                                                                                                                                                                                                                                                                                                                                          |                                                          |
|                                                                                         | <b>SCALE:</b> AS NOTED                             |                             |                                         |                                                                                                                                                                                                                                                                                                                                                                                          |                                                          |
|                                                                                         | <b>DRAWN BY:</b> D.K.G.<br><b>CHECKED BY:</b> R.B. | <b>RUSSELL W. BLUE R.A.</b> |                                         |                                                                                                                                                                                                                                                                                                                                                                                          |                                                          |





|                                                                                  |  |                                                                             |  |                      |  |                                         |  |                                                                                                                                                                                                                                                                                                                                                                     |  |                  |  |
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| PROJECT INFO:<br>1415 MARSEILLE DRIVE -<br>LOT 11<br>NEW SINGLE FAMILY RESIDENCE |  | DRAWING TITLE:<br>SIDE (NORTH) NIGHT                                        |  | SEAL & SIGNATURE     |  | <div><div>BLUE</div><div>布鲁</div></div> |  | RUSSELL BLUE, ARCHITECT<br>ARCHITECTURE & DESIGN<br>7786 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434<br><div><div>SOUTHAMPTON</div><div>631-726-0019</div></div> <div><div>SOUTH FLORIDA</div><div>561-862-3391</div></div> <div><div>NEW YORK CITY</div><div>212-725-3638</div></div> <div>FAX: 631-918-5022</div> <div>EMAIL: blueprintsNY.FL@gmail.com</div> |  | RL - 05          |  |
| CLIENT INFO:<br>MARIA CAIOLA<br>1415 MARSEILLE DRIVE<br>MIAMI BEACH, FL          |  | DATE: 04.11.2021<br>SCALE: AS NOTED<br>DRAWN BY: D.K.G.<br>CHECKED BY: R.B. |  | RUSSELL W. BLUE R.A. |  |                                         |  |                                                                                                                                                                                                                                                                                                                                                                     |  | DWG NO. 25 OF 39 |  |





|                                                                                         |  |                                                            |  |                                                                         |                                                                                       |                                                                                                                                                                                                                                                                                                                                                                  |  |  |               |  |
|-----------------------------------------------------------------------------------------|--|------------------------------------------------------------|--|-------------------------------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|---------------|--|
| <b>PROJECT INFO:</b><br>1415 MARSEILLE DRIVE -<br>LOT 11<br>NEW SINGLE FAMILY RESIDENCE |  | <b>DRAWING TITLE:</b><br><b>SIDE (SOUTH)<br/>RENDERING</b> |  | <b>SEAL &amp; SIGNATURE</b><br><br><br><br><br><br>RUSSELL W. BLUE R.A. |  | <b>RUSSELL BLUE, ARCHITECT</b><br><b>ARCHITECTURE &amp; DESIGN</b><br>7786 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434<br><br><div><div><u>SOUTHAMPTON</u><br/>631-726-0019</div><div><u>SOUTH FLORIDA</u><br/>561-862-3391</div><div><u>NEW YORK CITY</u><br/>212-725-3638</div></div><br><div>FAX: 631-918-5022<br/>EMAIL: blueprintsNY.FL@gmail.com</div> |  |  | <b>R - 12</b> |  |
| <b>CLIENT INFO:</b><br>MARIA CAIOLA<br>1415 MARSEILLE DRIVE<br>MIAMI BEACH, FL          |  | DATE: 04.11.2021                                           |  |                                                                         |                                                                                       |                                                                                                                                                                                                                                                                                                                                                                  |  |  |               |  |
|                                                                                         |  | SCALE: AS NOTED                                            |  |                                                                         |                                                                                       |                                                                                                                                                                                                                                                                                                                                                                  |  |  |               |  |
|                                                                                         |  | DRAWN BY: D.K.G.                                           |  |                                                                         |                                                                                       |                                                                                                                                                                                                                                                                                                                                                                  |  |  |               |  |
|                                                                                         |  | CHECKED BY: R.B.                                           |  |                                                                         |                                                                                       |                                                                                                                                                                                                                                                                                                                                                                  |  |  |               |  |
| <div>DWG NO. 32 OF 39</div>                                                             |  |                                                            |  |                                                                         |                                                                                       |                                                                                                                                                                                                                                                                                                                                                                  |  |  |               |  |



DRB21-0774 FINAL SUBMITTAL MARCH 7, 2022



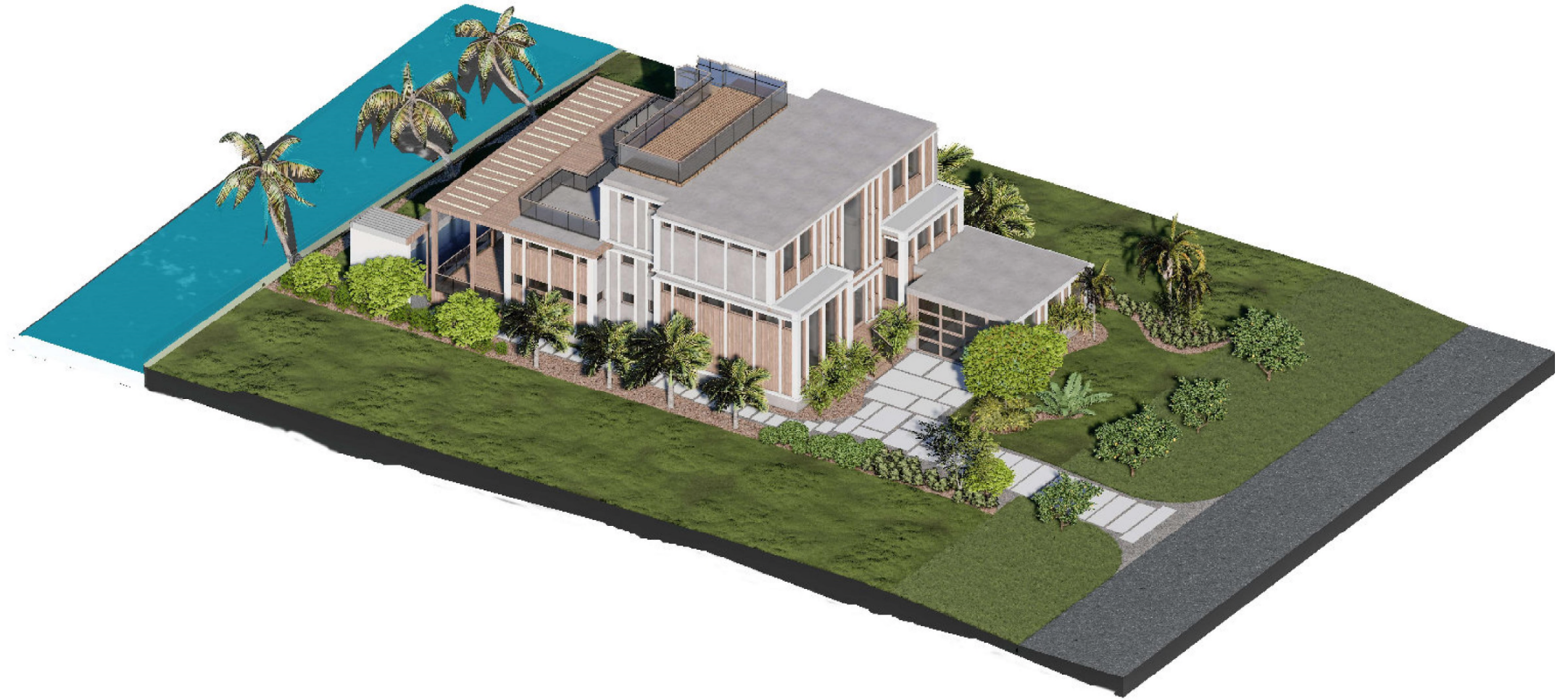
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| PROJECT INFO:<br>1415 MARSEILLE DRIVE -<br>LOT 11<br>NEW SINGLE FAMILY RESIDENCE |  | DRAWING TITLE:<br>SIDE (SOUTH) DAY |            | SEAL & SIGNATURE     |  | <div><div>BLUE<br/>布鲁</div></div> | RUSSELL BLUE, ARCHITECT<br>ARCHITECTURE & DESIGN<br>7786 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434<br><div><div>SOUTHAMPTON<br/>631-726-0019</div><div>SOUTH FLORIDA<br/>561-862-3391</div><div>NEW YORK CITY<br/>212-725-3638</div></div> <div>FAX: 631-918-5022<br/>EMAIL: blueprintsNY.FL@gmail.com</div> |  |  | RL - 04 |  |
| CLIENT INFO:<br>MARIA CAIOLA<br>1415 MARSEILLE DRIVE<br>MIAMI BEACH, FL          |  | DATE:                              | 04.11.2021 | RUSSELL W. BLUE R.A. |  |                                   |                                                                                                                                                                                                                                                                                                                    |  |  |         |  |
|                                                                                  |  | SCALE:                             | AS NOTED   |                      |  |                                   |                                                                                                                                                                                                                                                                                                                    |  |  |         |  |
|                                                                                  |  | DRAWN BY:                          | D.K.G.     |                      |  |                                   |                                                                                                                                                                                                                                                                                                                    |  |  |         |  |
|                                                                                  |  | CHECKED BY:                        | R.B.       |                      |  | DWG NO. 24 OF 39                  |                                                                                                                                                                                                                                                                                                                    |  |  |         |  |





|                                                                                                       |  |                                                                                                                                                            |  |                                 |  |                                              |  |                                                                                                                                                                                                                                                                                                                                                                           |  |                             |  |
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| <div>CLIENT INFO:</div> <div>MARIA CAIOLA<br/>1415 MARSEILLE DRIVE<br/>MIAMI BEACH, FL</div>          |  | <div>DATE:</div> <div>04.11.2021</div> <div>SCALE:</div> <div>AS NOTED</div> <div>DRAWN BY:</div> <div>D.K.G.</div> <div>CHECKED BY:</div> <div>R.B.</div> |  | <div>RUSSELL W. BLUE R.A.</div> |  |                                              |  |                                                                                                                                                                                                                                                                                                                                                                           |  | <div>DWG NO. 26 OF 39</div> |  |





DRB21-0774 FINAL SUBMITTAL MARCH 7, 2022



# Front Elevation – Context Rendering

LOT 10



LOT 11



LOT 12





# Waterfront Elevation – Context Rendering



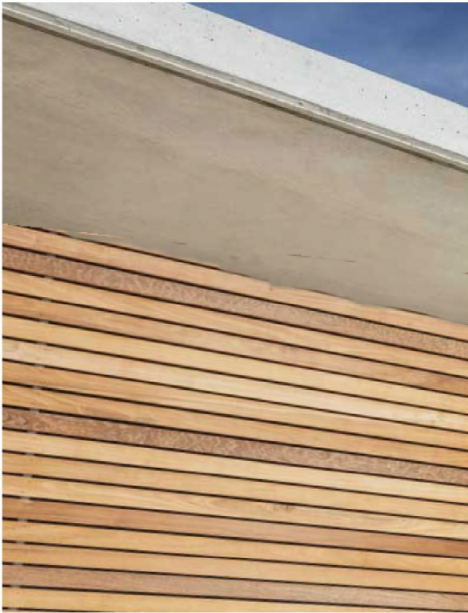




GLASS WITH METAL RAILING



MILD POPCORN STUCCO FINISH



WOOD CLADDING



CERAMIC TILES - WITH CEMENT SMOOTH FINISH



PERMEABLE PAVERS

DRB21-0774  
FINAL SUBMITTAL - MARCH 7, 2022

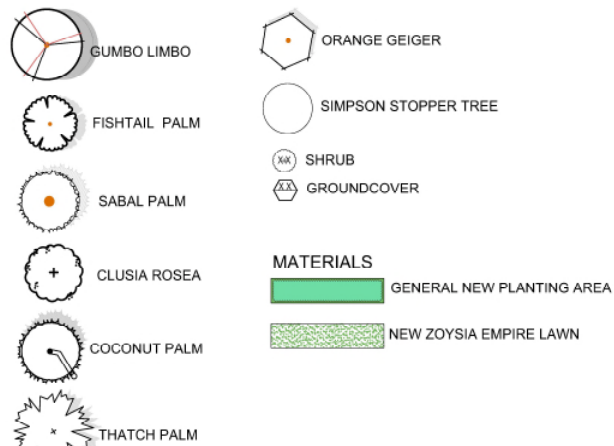
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| <p>PROJECT INFO:</p> <p>1415 MARSEILLE DRIVE -<br/>LOT 11</p> <p><b>SINGLE FAMILY RESIDENCE</b></p> <p>CLIENT INFO:</p> <p>- MARIA CAIOLA<br/>- 1415 MARSEILLE DRIVE<br/>- MIAMI BEACH, FL</p> | <p>DRAWING TITLE:</p> <p><b>EXTERIOR MATERIALS</b></p> <p>DATE:</p> <p>SCALE:</p> <p>DRAWN BY: D.K.G.</p> <p>CHECKED BY: R.B.</p> | <p>SEAL &amp; SIGNATURE</p> <p>RUSSELL W. BLUE R.A.</p> | <p><b>BLUE</b><br/><b>布鲁</b></p> | <p><b>RUSSELL BLUE, ARCHITECT</b><br/>ARCHITECTURE &amp; DESIGN</p> <p>7786 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434</p> <p>SOUTHAMPTON 631-726-0019</p> <p>SOUTH FLORIDA 561-862-3391</p> <p>NEW YORK CITY 212-725-3638</p> <p>FAX: 631-918-5022</p> <p>EMAIL: blueprintsNY.FL@gmail.com</p> | <p><b>M - 1</b></p> <p>DWG NO. 37 OF 39</p> |
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## PLANT LIST

| PROPOSED PLANT LIST    |                                  |                      |                        |        |         |       |
|------------------------|----------------------------------|----------------------|------------------------|--------|---------|-------|
| SYM                    | BOTANICAL NAME                   | COMMON NAME          | SPEC                   | NATIVE | DROUGHT | QTY   |
| <b>TREES + PALMS</b>   |                                  |                      |                        |        |         |       |
|                        | <i>Canavalia maritima</i>        | Fishtail Palm        | 24' HT                 |        |         | 11    |
|                        | <i>Cocos nucifera</i>            | Coconut Palm         | 24'-26' HT CRV TRUNK   |        |         | 3     |
|                        | <i>Bursera simaruba</i>          | Gumbo Limbo Tree     | 20'-22' OA 10"-12" DBH | *      |         | 1     |
|                        | <i>Sabal palmetto</i>            | Cabbage Palm         | 24'-26' OA DBL         | *      |         | 3     |
|                        | <i>Thrinax radiata</i>           | Thatch Palm          | 12' OA                 | *      |         | 1     |
|                        | <i>Cordia alliodora</i>          | Orange Geiger Tree   | 12' HT 4" DBH          | *      |         | 4     |
|                        | <i>Myrcianthes fragrans</i>      | Simpson Stopper Tree | 8'-10' OA MULTI        | *      |         | 1     |
|                        | <i>Clusia rosea</i>              | Autograph Tree       | 12' HT 4" DBH          | *      |         | 8     |
| <b>SHRUBS + ACENTS</b> |                                  |                      |                        |        |         |       |
| EC                     | <i>Eugenia confusa</i>           | Redberry Stopper     | 25G 48" OC             | *      |         | 15    |
| SS                     | <i>Myrcianthes fragrans</i>      | Simpson Stopper      | 25G 48" OC             | *      | *       | 12    |
| DS                     | <i>Ocotea spinulosum</i>         | Giant Dicot          | 25G 4' HT              |        |         | 1     |
| HP                     | <i>Hamelia patens</i>            | Fire Bush            | 15G 36" OC             | *      |         | 18    |
| SR                     | <i>Serenoa repens</i>            | Silver Saw Palmetto  | 25G                    | *      |         | 3     |
| PL                     | <i>Psychotria ligustrifolia</i>  | Bahama Coffee        | 15G ROUND              |        |         | 19    |
| RE                     | <i>Rhaphis</i>                   | Lady Palm            | 25G 4'-5' HT           |        |         | 19    |
| <b>GROUNDCOVERS</b>    |                                  |                      |                        |        |         |       |
| GG                     | <i>Tripsacum</i>                 | Gama Grass           | 3G @ 24" OC            | *      |         | 32    |
| DI                     | <i>Dietes indicodes</i>          | African Iris         | 3G @ 18" OC            |        |         | 27    |
| PS                     | <i>Phymatosorus scolopendria</i> | Wart Fern            | 3G @ 18" OC            | *      |         | 256   |
| FJ                     | <i>Fernandus japonicum</i>       | Tractor Seat         | 3G @ 24" OC            |        |         | 37    |
| MD                     | <i>Monarda delicosa</i>          | Swiss Cheese         | 7G @ 36" OC            |        |         | 167   |
| FK                     | <i>Pennisetum alopecuroides</i>  | Fakahatchee Grass    | 3G @ 36" OC            | *      |         | 97    |
|                        | Empire Zoysia                    | Empire Zoysia        |                        |        |         | 2592  |
|                        | Empire Zoysia                    | Empire Zoysia        |                        |        |         | 40 CB |

## PROPOSED PLANTING



## LANDSCAPE LEGEND

## CITY OF MIAMI BEACH LANDSCAPE LEGEND

Zoning District: RS-4 Lot Area: 7,811.63 Acres: 0.179

## TREES

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements:

5 trees x 0.179 net lot acres - number of existing trees (0) = 5\*0.179

B. % Natives required: Number of trees provided x 30% = 14 \* 30 = 3

C. % Low maintenance / drought and salt tolerant required:

Number of trees provided x 50% = 14 \* 5

D. Street Trees (maximum average spacing of 20' o.c.):

52 linear feet along street divided by 20' = 52/20 = 2

E. Street tree species allowed directly beneath power lines:

(maximum average spacing of 20' o.c.): linear feet along street divided by 20'

## SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12 = 3 x 12 = 36

B. % Native shrubs required: Number of shrubs provided x 50% = 36 \* 50 = 18

## LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required:

Number of required shrubs x 10% = 60 \* 10 = 6

B. % Native large shrubs or small trees required:

Number of large shrubs or small trees provided x 50% = 46 \* 50 = 23

Required/ Provided  
Allowed

1 14

4 14

7 14

2 4

3 4

36 87

43 48

6 46

23 27

## NORMANDY WATERWAY



VFD

VINCENT FILIOZENZI DESIGN

LANDSCAPE ARCHITECT

FLORIDA #0007191

9800 BAYVIEW BLVD

MIAMI, FL 33141

P: 781.344.0000

www.vfdesign.com

PROFESSIONAL SEAL

VINCENT A. FILIOZENZI

LA #0007191

NOTE:

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without the written consent of

the designer.

LOT 11

Landscape Design

Block 17, Marseille Dr., Miami Beach, FL 33141

SHEET 1008

REV. 10/14/2022

CITY COMMENTS

PROJECT # 02103603

DRAWN BY: A.J.

CHECKED BY: V.F.

DATE: 1/27/2021

DISCIPLINE / SHEET TITLE:

OVERALL

PROPOSED

PLANTING

PLAN

SHEET NUMBER:

LP-1.0



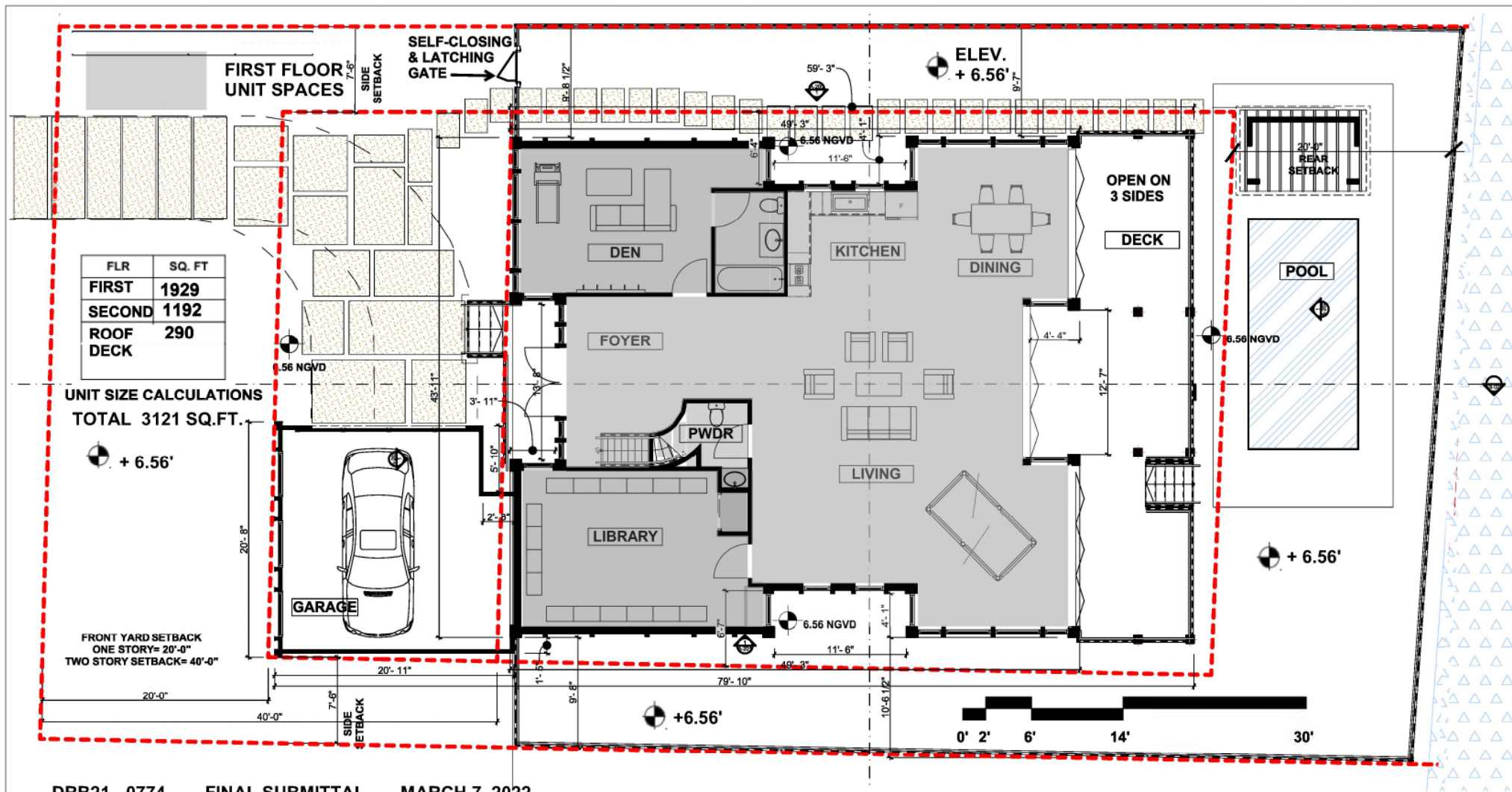
# Thank You

200 S. Biscayne Boulevard  
Suite 300, Miami, FL 33131

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305.374.5300 office  
305.377.6222 fax  
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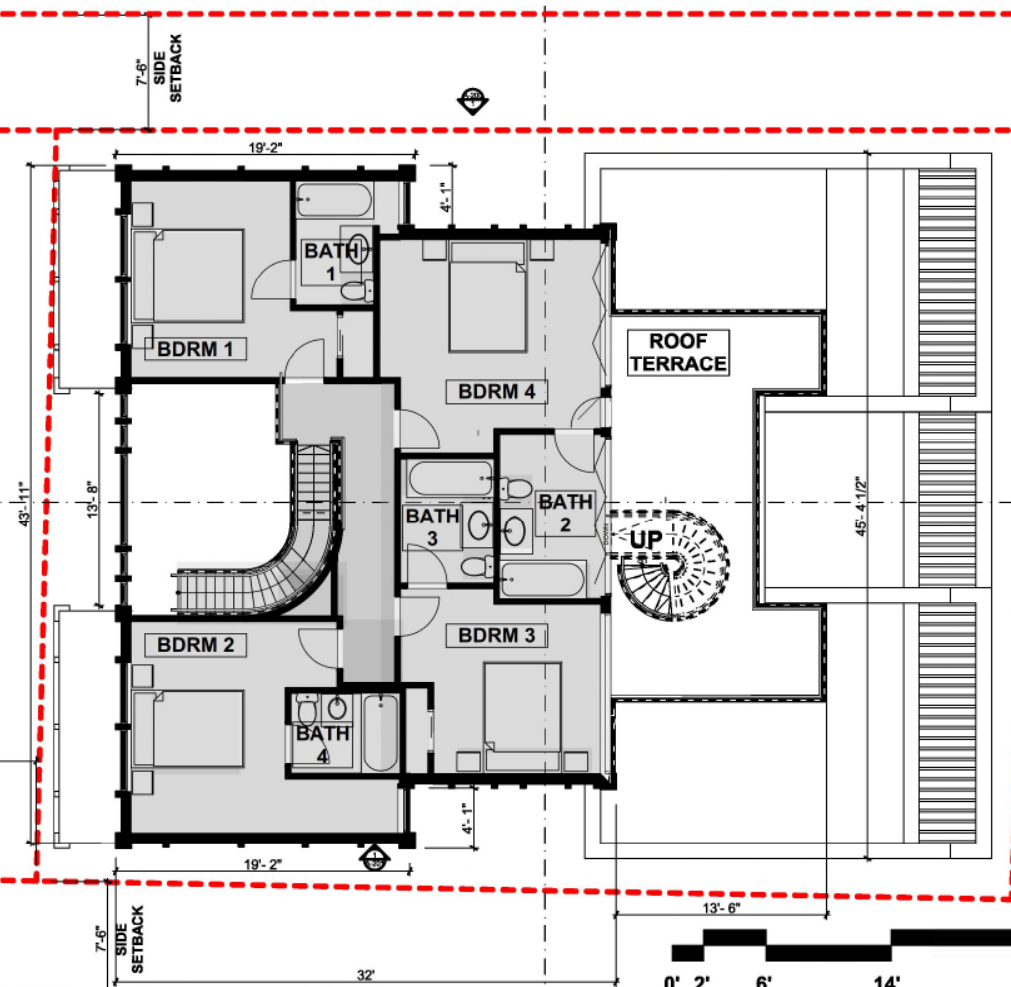
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|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| <b>PROJECT INFO:</b><br>1415 MARSEILLE DRIVE - LOT 11<br>NEW SINGLE FAMILY RESIDENCE | <b>DRAWING TITLE:</b><br>FIRST FLOOR PLAN<br>PROPOSED UNIT SIZE          | <div data-bbox="980 1206 1133 1320" data-label="Image"> </div> <p>RUSSELL W. BLUE R.A.</p> | <div data-bbox="1184 1178 1388 1349" data-label="Image"> </div> | <p><b>RUSSELL BLUE, ARCHITECT</b><br/>ARCHITECTURE &amp; DESIGN<br/>7786 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434<br/>SOUTHAMPTON 631-726-0019<br/>SOUTH FLORIDA 561-862-3391<br/>NEW YORK CITY 212-725-3638<br/>FAX: 631-918-5022<br/>EMAIL: blueprintsNY.FL@gmail.com</p> | <p><b>A - 08</b></p> <p>DWG. NO. 10 OF 39</p> |
| <b>CLIENT INFO:</b><br>MARIA CAIOLA<br>1415 MARSEILLE DRIVE<br>MIAMI BEACH, FL       | DATE: 11.2021<br>SCALE: AS NOTED<br>DRAWN BY: D.K.G.<br>CHECKED BY: R.B. |                                                                                            |                                                                 |                                                                                                                                                                                                                                                                                    |                                               |



TOTAL 3121 SQ.FT

**FRONT YARD SETBACK**  
**ONE STORY= 20'-0"**  
**TWO STORY= 40'-0"**

**SECOND FLOOR  
SPACES IN UNIT  
SIZE:**



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CLIENT INFO:  
MARIA CAIOLA  
1415 MARSEILLE DRIVE  
MIAMI BEACH, FL

DRAWING TITLE:  
**SECOND FLOOR PLAN  
PROPOSED UNIT SIZE**

|             |          |
|-------------|----------|
| DATE:       | 11.2021  |
| SCALE:      | AS NOTED |
| DRAWN BY:   | D.K.G.   |
| CHECKED BY: | R.B.     |

SEAL &amp; SIGNATURE



RUSSELL W. BLUE R.A.

BLUE  
布鲁

**RUSSELL BLUE, ARCHITECT**  
ARCHITECTURE & DESIGN

7786 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434

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**A - 09**

DWG NO. 11 OF 39



ALUMINUM HANDRAILS WITH GREY TINTED GLASS (TYPICAL)

ALUMINUM FENCE WITH ALUMINUM SLATS IS POOL ENCLOSURE PER MIAMI BEACH & FLORIDA BLDG CODE REQUIRMENTS

POOL FENCE ENCLOSURE WITH SELF-LATCHING & CLOSING GATE

ENTIRE SEAWALL WILL BE EITHER REPAIRED OR RECONSTRUCTED TO COMPLY WITH MIAMI BEACH ORDINANCE -

MARSEILLES DRIVE

| FLR                 | SQ. FT |
|---------------------|--------|
| FIRST               | 1929   |
| SECOND              | 1192   |
| ROOF DECK           | 290    |
| 290/1192= 24.3%, OK |        |

FRONT YARD SETBACK  
ONE STORY= 20'-0"  
TWO STORY SETBACK= 40'-0"

ROOF DECK  
290 SQ.FT.

ROOF TERRACE  
490 SQ.FT.

POOL

NORMANDY WATERWAY

DRB21 - 0774 FINAL SUBMITTAL - MARCH 7, 2022

ALUMINUM FENCE WITH ALUMINUM SLATS IS POOL ENCLOSURE PER MIAMI BEACH & FLORIDA BLDG CODE REQUIRMENTS

SCALE: 3/32"= 1'-0"

PROJECT INFO:  
1415 MARSEILLE DRIVE -  
LOT 11  
NEW SINGLE FAMILY RESIDENCE

CLIENT INFO:  
MARIA CAIOLA  
1415 MARSEILLE DRIVE  
MIAMI BEACH, FL

DRAWING TITLE:  
ROOF DECK PLAN  
PROPOSED UNIT SIZE

DATE: 04.11.2021  
SCALE: AS NOTED  
DRAWN BY: D.K.G.  
CHECKED BY: R.B.

SEAL & SIGNATURE



RUSSELL W. BLUE R.A.

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布鲁

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